

Staff Summary Report



Council Meeting Date: 9/6/2012

Agenda Item Number: 5A8

SUBJECT: Request approval of a Final Subdivision Plat for 1006 MCCLINTOCK located at 1006 South McClintock Drive.

DOCUMENT NAME: 20120906cdr101 PLANNED DEVELOPMENT (0406)

COMMENTS: Request for 1006 MCCLINTOCK (PL120236) (The Southland Corporation, property owner; Laurie Castillo, Survey Innovation Group, applicant) consisting of the subdivision of one parcel into two lots, with the north lot consisting of an existing 7-Eleven and the south lot vacant, located at 1006 South McClintock Drive in the CSS, Commercial Shopping and Services District. The request includes the following:

SBD12008 – Final Subdivision Plat consisting of two (2) lots on 1.002 acres.

PREPARED BY: Ryan Levesque, Senior Planner (480-858-2393)

REVIEWED BY: Lisa Collins, Interim Community Development Director (480-350-8989)

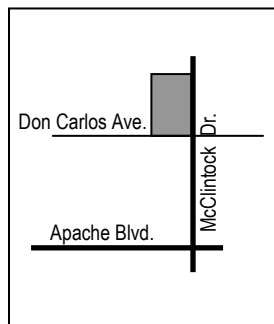
LEGAL REVIEW BY: Teresa Voss, Assistant City Attorney (480-350-8814)

DEPARTMENT REVIEW BY: Lisa Collins, Interim Community Development Director (480-350-8989)

FISCAL NOTE: There is no fiscal impact on City funds.

RECOMMENDATION: Staff – Approval, subject to conditions

ADDITIONAL INFO: The subdivision plat will split an existing parcel of land into two lots and dedicated right-of-way along McClintock Drive. There are no current development plans for this request.



Lot 1: 0.448 acres
Lot 2: 0.554 acres
Total: 1.002 acres (1.107 acres prior to dedication)

PAGES:

1. List of Attachments
2. Comments / Reason for Approval / Conditions of Approval
3. History & Facts / Zoning & Development Code Reference

ATTACHMENTS:

1. Location Map
2. Aerial Photo
3. Letter of Explanation
- 4-5. Subdivision Plat

COMMENTS:

This site is located at the northwest corner of McClintock Drive and Don Carlos Avenue. The property consists of an existing 7-Eleven convenience store with vacant land near the corner. This request will subdivide the existing parcel into two lots, with the northern-most lot consisting of the convenience store and the southern-most lot, near the corner, consisting of vacant land. This request will allow the future sale of the land for a potential development interest. There are no known development plans at this time. In addition, based on a prior agreement with the City for abandonment of prior public alleys on this site, right-of-way dedication is required, extending the street right-of-way to the standard 55 foot half street for arterial roads and a street corner cut-off.

This request includes the following:

A Final Subdivision Plat consisting of one parcel into two (2) lots.

REASON FOR APPROVAL:

1. The Subdivision Plat conforms to the technical standards of Tempe City Code Chapter 30, Subdivisions.

CONDITIONS OF APPROVAL:

1. The Subdivision Plat shall be put into proper engineered format with appropriate signature blanks and recorded with Maricopa County Recorder's Office through the City of Tempe, Community Development Department on or before September 6, 2013. Failure to record the plat on or before September 6, 2013, one (1) year from date of City Council approval, shall make the approval of the plat null and void.
2. All property corners shall be set and verified with staff upon final recordation of the subdivision plat, no later than three (3) months from the date of County recordation or as determined by staff.

HISTORY & FACTS:

July 11, 1963	Certificate of occupancy received for a convenience store, previously addressed 1070 South McClintock Drive (now 1006 S. McClintock Dr.)
December 22, 1986	Board of Adjustment approved a request by the Southland Corporation (7-ELEVEN) for a use permit to allow a gas station as an accessory use to a convenience store, a variance to operate a gas station at a location other than at the intersection of two major arterial streets, and a variance to reduce the minimum required lot dimensions, located at 1006-1024 South McClintock Drive. APPROVAL VOIDED DUE TO INACTIVITY
July 24, 2012	Development Review Commission approved a Preliminary Subdivision Plat for 1006 MCCLINTOCK (PL120236) consisting of the subdivision of one parcel into two lots, with the north lot consisting of an existing 7-Eleven and the south lot vacant, located at 1006 South McClintock Drive in the CSS, Commercial Shopping and Services District.

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-307, Subdivisions, Lot Splits and Adjustments